

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Small PHA Plan Update
Annual Plan for Fiscal Year: 2001

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan
Agency Identification**

PHA Name: Greensboro Housing Authority (GA 105)

PHA Number: GA 105

PHA Fiscal Year Beginning: (mm/yyyy) 07/01/2001

PHA Plan Contact Information:

Name: Greensboro Housing Authority (Robert L. Motley)

Phone: (706) 453-7371

TDD:

Email (if available): GHA@communicomm.com

Public Access to Information

**Information regarding any activities outlined in this plan can be obtained by contacting:
(select all that apply)**

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☒ Main administrative office of the local, county or State government
- ☒ Public library
- ☐ PHA website
- ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA
- ☐ PHA development management offices
- ☐ Other (list below)

PHA Programs Administered:

- ☐ Public Housing and Section 8 ☐ Section 8 Only ☒ Public Housing Only

Annual PHA Plan Fiscal Year 2001

[24 CFR Part 903.7]

i. Table of Contents

Provide a table of contents for the Plan, including attachments, and a list of supporting documents available for public inspection. For Attachments, indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

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<input type="checkbox"/> Attachment __: Public Housing Drug Elimination Program (PHDEP) Plan	
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<input type="checkbox"/> Other (List below, providing each attachment name)	

ii. Executive Summary

[24 CFR Part 903.7 9 (r)]

At PHA option, provide a brief overview of the information in the Annual Plan

The Small PHA plan update for the Greensboro Housing Authority is a continuation of the previous annual plan that addresses the key components of the Quality Housing and Work Responsibility Act (QHWRA) of 1998. The Greensboro Housing Authority has maintained a high level of consistency in management, maintenance,

administration & modernization while operating with limited resources. The housing authority is comprised of five (5) different sites, which has a total of one hundred-ten (110) units. Several components of the QWHRA are exempt items for this housing authority due to performance and/or size. However, some of the exempt components are incorporated into the policies of the Housing Authority.

The Small PHA plan update for the Greensboro Housing Authority is a continuation of the previous annual plan that addresses the key components of the Quality Housing and Work Responsibility Act (QWHRA) of 1998. The Greensboro Housing Authority has maintained a high level of consistency in management, maintenance, administration & modernization while operating with limited resources. The housing authority is comprised of five (5) different sites, which has a total of one hundred-ten (110) units. Several components of the QWHRA are exempt items for this housing authority due to performance and/or size. However, some of the exempt components are incorporated into the policies of the Housing Authority.

The Greensboro Housing Authority over the past three (3) years (36 months) has focused its efforts on the basic mission of providing safe and decent housing while maximizing the opportunity for modernization & conducting a massive clean up campaign. Major sewer construction and landscaping in one complex has created challenges that have affected the budget tremendously. However, the mission was completed and all problems appear to be resolved.

Administratively the Housing Authority continues to be challenged with technical changes as well as requirements. Computer upgrades, training, technical support, and qualified employees are constant challenges. Staying abreast of all the HUD changes and requirements are ongoing challenges for the Housing Authority.

The Greensboro Housing Authority's Five Year plan has outlined specific goals. The goals address improving operational efficiency and also improving the quality of life of the Authority's residents. While the goals have been established as key to the Annual Plan, they will be dependent upon actual funding from operational, capital funding, and other sources. The three goals are:

- Health, safety and improving the quality of life for the residents
- Improve the administrative, operational, and maintenance efficiency of the Housing Authority
- Maximize the use of all funds available while providing the best quality service to the residents

Goal One- Relates to issues of health and improved quality of living for Housing Authority residents. Approximately forty-five percent (45%) of the Housing Authority's properties are in need of lead based paint and asbestos abatement. Approximately twenty-five percent (25%) of the Housing Authority's units need sewer modernization and repair. Thirty-five (35%) of all sidewalks within the two complexes are in urgent need of repair. This goal has been discussed on numerous occasions at Board Member Meetings, Resident Initiative Committee Meetings, and meetings with HUD engineers and the architectural firms in contract with the housing authority for the past two (+) years.

Goal Two- A needs assessment was completed and maintenance equipment has been gradually replaced and upgraded to meet the needs of the Housing Authority. However, there remains a requirement to continue acquisition of maintenance equipment, to facilitate an effective maintenance program. HUD requirements mandate transmittal of reports via computer. Currently the Housing Authority is using computers which do not have the technical capability to perform at the level required. Upgrading of computer hardware and software is priority. The current vehicle used for maintenance is aging and is not reliable. The maintenance requirements vary per work order, which dictate a variety of equipment be transported/available to the maintenance crew. A maintenance van style vehicle would increase security as well as improve the efficiency of the maintenance team.

Goal Three-The Housing Authority will utilize funds, which are available form the capital fund/operational funds, and other sources available in a prudent and judicious manner. Through strategic planning and prioritization of needs expenditures will be made following budgetary guidelines. Financial constraints promote maximization of all assets, personal efficiency and motivation as well as effective management.

First Year Priority:

1. Modernize business office-computer hardware and software
2. Abate Lead Based Paint on soffit/facia, exterior doorframes, porch ceilings, and all lintels
3. Install pre-finished siding on gable ends and replace attic louvers
4. Abate cement asbestos siding and floor tile
5. Install new pre-finished soffit/facia; repair sub facia
6. Install new 1/8" floor tile and base molding
7. Replace rusted interior hollow door frames
8. Remove/replace existing sidewalks as necessary
9. Replace terra cotta sewer laterals/install sewer system
10. Replace broken sidewalks.

Portions of goal #1 and #2 have been met of the previous Annual Plan & Five Year Plan.

1. Summary of Policy or Program Changes for the Upcoming Year

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

Community Service applies to any residents of the Greensboro Housing Authorities who meet the criteria set forth by the QHWRA (Quality Housing and Working Responsibility Act of 1998)

Residents will be informed of the Community Service option at the time of their re-certification.

A resident may request to do Community Service at any time during the re-certification period.

Residents will be utilized in a manner that is restricted to the operational functions of the Housing Authorities unless otherwise specified by the Executive Director.

The health and safety of the resident will always be paramount in regards to job assignments.

Administrative assignments will be performed under the direct supervision of the administrative staff. The handling of the materials, e.g. files, records, or a sensitive nature will be avoided as much as possible.

Maintenance assignments will be performed under the direct supervision of a Maintenance Mechanic or the Executive Director.

Residents have the option to select from a list of local organizations to perform their Community Service requirements.

2. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. ☒ Yes ☐ No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$ 207,461

C. ☒ Yes ☐ No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

D. Capital Fund Program Grant Submissions

(1) Capital Fund Program 5-Year Action Plan

The Capital Fund Program 5-Year Action Plan is provided as Attachment

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment

3. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability: Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☒ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to next component ; if "yes", complete one activity description for each development.)

2. Activity Description

Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)
1a. Development name:
1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>

5. Number of units affected:
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for units <input type="checkbox"/> Public housing for units <input type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for units (describe below)
8. Timeline for activity: a. Actual or projected start date of activity: b. Actual or projected start date of relocation activities: c. Projected end date of activity:

4. Voucher Homeownership Program

[24 CFR Part 903.7 9 (k)]

- A. ☐ Yes ☒ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to next component; if “yes”, describe each program using the table below (copy and complete questions for each program identified.)

B. Capacity of the PHA to Administer a Section 8 Homeownership Program

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- ☐ Establishing a minimum homeowner downpayment requirement of at least 3 percent and requiring that at least 1 percent of the downpayment comes from the family’s resources
- ☐ Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards
- ☐ Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

5. Safety and Crime Prevention: PHDEP Plan

[24 CFR Part 903.7 (m)]

Exemptions Section 8 Only PHAs may skip to the next component PHAs eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- A. ☐ Yes ☒ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA’s estimated or actual (if known) PHDEP grant for the upcoming year? \$ _____

C. ☐ Yes ☒ No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.

D. ☐ Yes ☐ No: The PHDEP Plan is attached at Attachment _____

6. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board (RAB) Recommendations and PHA Response

1. ☐ Yes ☒ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are Attached at Attachment (File name)

3. In what manner did the PHA address those comments? (select all that apply)

- ☐ The PHA changed portions of the PHA Plan in response to comments
A list of these changes is included
☐ Yes ☐ No: below or
☐ Yes ☐ No: at the end of the RAB Comments in Attachment _____.
- ☒ Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the at the end of the RAB Comments in Attachment _____.
- ☐ Other: (list below)

B. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: Greene County and the Cities of Greensboro, Siloam, Union Point, White Plains, and Woodville

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- ☒ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- ☒ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- ☒ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- ☒ Activities to be undertaken by the PHA in the coming year are consistent with specific initiatives contained in the Consolidated Plan. (list such initiatives below)

☐ Other: (list below)

3. PHA Requests for support from the Consolidated Plan Agency

☐ Yes ☒ No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

C. Criteria for Substantial Deviation and Significant Amendments

1. Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

A. Substantial Deviation from the 5-year Plan: HUD'S notice 2000-43

A substantial Deviation from the 5-year plan is defined as follows:

1. Any changes to the goals and mission of the Housing Authority, which are not required by HUD regulations.
2. Addition of new non-emergency work items not listed in the current CFP Annual Statement of 5-Year CFP Action Plan that is more than 10% of the total grant amount or \$20,000, whichever is lower. Emergency work items or new items that are less than 10% of the total grant amount or \$20,000, whichever is lower, are never considered substantial deviations.
3. Changes in regards to demolition or disposition, designation of housing, or conversion activities.

A. Significant Amendment or Modification to the Annual Plan:

A Significant Deviation from the Annual Plan is defined as follows:

1. Any changes to rent or admissions policies, or organization of the waiting list, which is not required by HUD regulations.
2. Addition of new non-emergency work items not listed in the current CFP Annual Statement of 5-year CFP Action Plan that is more than 10% of the total grant amount or \$20,000, which is lower. Emergency work items or new items that are less than 10% of the total grant amount or \$20,000, whichever is lower, are never considered substantial deviations.

Attachment A

Supporting Documents Available for Review

PHAs are to indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
NA	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
NA	Any policy governing occupancy of Police Officers in Public Housing <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
NA	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
NA	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
NA	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
NA	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
NA	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
NA	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
NA	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
NA	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
NA	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	Annual Plan: Capital Needs
NA	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
NA	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
X	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
NA	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
NA	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
NA	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
NA	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
NA	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
NA	PHDEP-related documentation: <ul style="list-style-type: none"> · Baseline law enforcement services for public housing developments assisted under the PHDEP plan; · Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15); · Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities; · Coordination with other law enforcement efforts; · Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and · All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan. 	Annual Plan: Safety and Crime Prevention
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
NA	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
NA	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Greensboro Housing Authority (GA 105)		Grant Type and Number Capital Fund Program: GA06P10550100 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2000
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/00 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	54,000			
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	35,922			
10	1460 Dwelling Structures	114,219			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition	NA	NA	NA	NA
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Greensboro Housing Authority (GA 105)		Grant Type and Number Capital Fund Program: GA06P10550100 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2000
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/00 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	204,141		0	0
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part II: Supporting Pages**

PHA Name: Greensboro Housing Authority (GA 105)		Grant Type and Number Capital Fund Program #: GA06P10550100 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
GA 105-001 GA 105-002 GA 105-003 GA 105-009	Operations recurring expenses, emergency repairs per standard operating expenditures	1406		54,000				

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part II: Supporting Pages**

PHA Name: Greensboro Housing Authority (GA 105)		Grant Type and Number Capital Fund Program #: GA06P10550100 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
GA 105-001	Site Improvements Prune trees & shrubs. Pressure wash building exterior/sidewalks and driveways Pressure wash roofs.	1450	15	1,450				Bid Accepted
				1,800				Bid Accepted
				1,850				Bid Accepted
GA105-002	Prune & trim trees and shrubs. Repair street and sidewalks/expand parking area. Pressure wash building exterior/sidewalks and driveways. Remove privacy walls.		10	10,695				Bid Accepted
				7,000				Not started
				7,000				Not started
				1,500				Not started
GA105-003	Repair street and pave streets. Install security lights.			4,627				Not started

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part II: Supporting Pages**

PHA Name: Greensboro Housing Authority (GA 105)		Grant Type and Number Capital Fund Program #: GA06P10550100 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2000					
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work			
				Original	Revised	Funds Obligated	Funds Expended				
GA 105-001	Install Handrails. Replace clothesline. Replace storm doors. Install pre-finished siding, soffitt & fascia. Repair subfascia. Install vinyl siding on gable ends and attic louvers. Install security screens.	1460	8 Units	1,600				Not started			
			14 Units	1,507				Not started			
			15 Units	5,940				Not started			
			15 Units								
			15 Units	17,000				Not started			
	19,800										
GA 105-002	Install Handrails Replace clothesline Replace storm doors. Install pre-finished siding, soffitt & fascia. Repair subfascia. Install vinyl siding on gable ends and attic louvers.		15 Units	3,228							Not started
			30 Units	6,000							Not started
			30 Units	18,306							Not started
			15 Units								
			12,000	Not started							
GA 105-003	Replace storm doors. Paint lower half of townhouses. Install pre-finished siding, soffitt & fascia. Install vinyl siding on gable ends and attic louvers.	20 Units	8,000				Not started				
		5 Units	3,300				Not started				
		26 Units	17,538				Not started				

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part II: Supporting Pages**

PHA Name: Greensboro Housing Authority (GA 105)		Grant Type and Number Capital Fund Program #: GA06P10550100 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
Total				204,141				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Greensboro Housing Authority (GA 105)		Grant Type and Number Capital Fund Program: GA06P10550101 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	44,000			
3	1408 Management Improvements	3,000			
4	1410 Administration	3,000			
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	5,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	19,200			
10	1460 Dwelling Structures	127,261			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition	NA	NA	NA	NA
15	1490 Replacement Reserve				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Greensboro Housing Authority (GA 105)		Grant Type and Number Capital Fund Program: GA06P10550101 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
<div style="display: flex; justify-content: space-between;"> <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) </div> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	6,000			
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	207,461			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Greensboro Housing Authority (GA 105)		Grant Type and Number Capital Fund Program #: GA06P10550101 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
GA 105-001 GA 105-002 GA 105-003 GA 105-009 HA-Wide	Operations recurring expenses, emergency repairs per standard operating expenditures Management Improvements	1406 1408		44,000 3,000				
GA 105-001 GA105-002 GA105-009	Site Improvements Provide fill dirt and sod to correct erosion Install scrub, seed & fertilizer & sod, re-grade to correct erosion Provide fill dirt & sod to correct erosion	1450		1,700 10,500 7,000				
GA 105-001 GA 105-003 GA 105-01	Install 1/8" floor tile and base. Replace existing interior doors with hollow core doors and new hardware. Install vinyl lap siding on soffitt, gable ends. Install steel window screens.028 Steel mesh scrape, seal & paint window frames. Relocation Cost	1460 1495.1	15 Units 30 Units 30 Units 31 Units	9,750 20,150 19,300 38,000 6,000				
Total				207,461				

Capital Fund Program 5-Year Action Plan

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Housing Authority of the City of Greensboro		X Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2002 PHA FY: 6/30/02	Work Statement for Year 3 FFY Grant: 2003 PHA FY: 6/30/03	Work Statement for Year 4 FFY Grant: 2004 PHA FY: 6/30/03	Work Statement for Year 5 FFY Grant: 2005 PHA FY: 6/30/05
	Annual Statement				
HA-Wide		84,220	44,000	52,000	70,661
GA105-01		88,241	46,400	80,461	62,800
GA105-02		25,000	27,700		31,200
GA105-03		10,000	83,700	75,000	34,800
GA105-09			5,661		8,000

CFP Funds Listed for 5-year planning		207,461	207,461	207,461	207,461
Replacement Housing Factor Funds					

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year :2 FFY Grant: 2002 PHA FY: 6/30/02			Activities for Year:3 FFY Grant: 2003 PHA FY: 6/30/03		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	HA-Wide	Operations & misc. cost of modernization	57,320	HA-Wide	Operations & misc. cost of modernization	44,000
Annual	HA-Wide	Modernize office, electrical, security, software, computer,	20,900	GA 105-01	Replace roof shingles	20,000
Statement	GA 105-01	Install floor tile, interior metal door frames, & doors	51,000	GA 105-01	Upgrade bathroom fixtures and plumbing	18,000
	GA105-01	Install security screens	8,041	GA 105-01	Repl Kit cabinets and counter tops (15 Units)	36,100
	GA015-01	Lead-base paint asbestos consulting	8,000	GA105-03	Install window security screens	12,000
	GA105-01	Upgrade panel boxes, branch circuit wiring	8,000	GA105-03	Replace gas check meters	15,000
	GA105-02	Repl kit. cabinets & counter tops. Install double Insl windows. 15 units	30,300	GA105-03	Repair streets and sidewalks	10,000
	GA105-02	Upgrade panel boxes, branch circuit wiring 15 units	17,000	GA105-03	Repl Kit. cabinets & counter tops. Install double Insl windows. (15 units)	31,000
	GA105-02	Lead-base paint asbestos consulting	4,000	GA105-03	Replace interior doors	15,700
	GA105-09	Install 400 watts security lights	2,900	GA105-09	Plant trees, shrubs, sod, & install development signs	5,661
TOTAL			207,461			207,461

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year : 4 FFY Grant: 2004 PHA FY: 6/30/04			Activities for Year: 5 FFY Grant: 2005 PHA FY: 6/30/05		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
HA-Wide	Operations & misc. cost of modernization	52,000	HA-Wide	Operations & misc. cost of modernization	70,661
GA105-01	Replace kitchen cabinets and counter top. Install double insulated windows. (15 units)	45,000	GA105-02	Replace kitchen cabinets and counter tops. Install double insulated windows. (15 Units)	42,000
GA105-01	Replace interior doors and related hardware	15,500	GA105-01	Remove & replace roof shingles	20,800
GA105-01	Install energy efficient insulated windows	19,961	GA105-02	Grade, landscape, back fill, top soil, install sod, shrubs, and trees	20,000
GA105-03	Upgrade bathroom fixtures and plumbing	75,000	GA105-02	Repair driveways & sidewalks	9,200
			GA105-03	Upgrade bathroom & Kitchen fixtures and plumbing	34,800
			GA105-09	Grade, landscape, back fill, top soil, install sod, shrubs, and trees	8,000
			GA105-02	Install dusk til dawn security lights	2,000

Total CFP Estimated Cost	\$ 207,461			\$ 207,461
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PHA Public Housing Drug Elimination Program Plan

Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.

Section 1: General Information/History

A. Amount of PHDEP Grant \$ _____

B. Eligibility type (Indicate with an “x”) **N1** _____ **N2** _____ **R** _____

C. FFY in which funding is requested _____

D. Executive Summary of Annual PHDEP Plan

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

E. Target Areas

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area. Unit count information should be consistent with that available in PIC.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)

F. Duration of Program

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an “x” to indicate the length of program by # of months. For “Other”, identify the # of months).

12 Months_____ **18 Months**_____ **24 Months**_____

G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an “x” by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. The Fund Balances should reflect the balance as of Date of Submission of the PHDEP Plan. The Grant Term End Date should include any HUD-approved extensions or waivers. For grant extensions received, place “GE” in column or “W” for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Grant Start Date	Grant Term End Date
FY 1995						
FY 1996						
FY 1997						
FY1998						
FY 1999						

Section 2: PHDEP Plan Goals and Budget**A. PHDEP Plan Summary**

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

FFY _____ PHDEP Budget Summary	
Original statement	
Revised statement dated:	
Budget Line Item	Total Funding
9110 – Reimbursement of Law Enforcement	
9115 - Special Initiative	
9116 - Gun Buyback TA Match	
9120 - Security Personnel	
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	
9160 - Drug Prevention	
9170 - Drug Intervention	
9180 - Drug Treatment	

9190 - Other Program Costs	
TOTAL PHDEP FUNDING	

C. PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

9110 – Reimbursement of Law Enforcement					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDE P Funding	Other Funding (Amount/ Source)	Performance Indicators
1.							
2.							
3.							

9115 - Special Initiative		Total PHDEP Funding: \$
Goal(s)		
Objectives		

Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/ Source)	Performance Indicators
1.							
2.							
3.							

9116 - Gun Buyback TA Match					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9120 - Security Personnel					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9130 – Employment of Investigators					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9140 – Voluntary Tenant Patrol					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9150 - Physical Improvements					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9160 - Drug Prevention					Total PHDEP Funding: \$		
Goal(s)							

Proposed Activities	# of Person s Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9190 - Other Program Costs					Total PHDEP Funds: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Person s Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

Required Attachment ____: Resident Member on the PHA Governing Board

1. ☐ Yes ☐ No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board:

B. How was the resident board member selected: (select one)?

- ☐ Elected
☐ Appointed

C. The term of appointment is (include the date term expires):

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- ☐ the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
☐ the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
☐ Other (explain):

B. Date of next term expiration of a governing board member:

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position):

Required Attachment _____: Membership of the Resident Advisory Board or Boards

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

Complex	Primary	Alternate	Alternate #2
Mize Court	Brenda Williford	Ronnie Ellis	Gloria Brown
Morningside	Brandy West	Theresa Cosby	Shamecia Alexander
ParkPlace	Alice Stephens	Reba West	Daisy Ingram
Richland Hgts.	Joann Henderson	Tracy Thurman	Mary Lamar
Sycamore	Gwendolyn Grimes	Jeanette Jernigan	Sheryl Epps